005.0	0001	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	846,200 / 846,200
					USE VALUE:	846,200 / 846,200
					ASSESSED:	846,200 / 846,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
66	-68	LAKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GIRAGOSIAN MARY GAIL
Owner 2:	GIRAGOSIAN PAUL S
Owner 3:	
Street 1:	66 LAKE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	GIRAGOSIAN MARY GAIL -
Owner 2:	-
Street 1:	66 LAKE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	O2476

NARRATIVE DESCRIPTION

This parcel contains 5,063 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Wood Shingle Exterior and 2461 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5063.000	434,400		411,800	846,200
Total Card	0.116	434,400		411,800	846,200
Total Parcel	0.116	434,400		411,800	846,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 343.88 | /Parcel: 343.8

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 4603

GIS Ref

GIS Ref

Insp Date 04/09/18

!491!

PREVIOUS ASSESSMENT

Parcel ID 005.0-0001-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	434,500	0	5,063.	411,800	846,300	846,300	Year End Roll	12/18/2019
2019	104	FV	335,600	0	5,063.	437,500	773,100	773,100	Year End Roll	1/3/2019
2018	104	FV	335,600	0	5,063.	319,100	654,700	654,700	Year End Roll	12/20/2017
2017	104	FV	314,100	0	5,063.	277,900	592,000	592,000	Year End Roll	1/3/2017
2016	104	FV	314,100	0	5,063.	236,800	550,900	550,900	Year End	1/4/2016
2015	104	FV	278,800	0	5,063.	231,600	510,400	510,400	Year End Roll	12/11/2014
2014	104	FV	278,800	0	5,063.	190,400	469,200	469,200	Year End Roll	12/16/2013
2013	104	FV	290,500	0	5,063.	181,200	471,700	471,700		12/13/2012

PRINT

Date	Time
12/10/20	16:16:34

LAST REV

Date	Time
05/17/18	08:48:47

ekelly

491

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GIRAGOSIAN MAR	52073-61		1/12/2009	Family		No	No		
GIRAGOSIAN MARY	51250-513		6/2/2008	Family		No	No		
BONANNO NICHOLA	36545-195		9/27/2002	Estate/Div	400,000	No	No		
	7931-486		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/26/2005	659	New Wind	2,500			G7	GR FY07	

ACTIVITY INFORMATION

Date	Result	By	Name
4/9/2018	MEAS&NOTICE	BS	Barbara S
4/6/2009	Meas/Inspect	163	PATRIOT
10/12/1999	Inspected	264	PATRIOT
9/27/1999	Mailer Sent		
9/27/1999	Measured	256	PATRIOT
8/26/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	4603
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5063		Sq. Ft.	Site		0	80.	1.02	1			Med. Tr	-10					411,762						411,800	

Total AC/HA: 0.11623 | Total SF/SM: 5063 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 411,762 | Spl Credit | Total: 411,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	2	Rating:	Fair
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.08896315
Const Adj.:	0.98000199
Adj $ / SQ:	181.422
Other Features:	98300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	629558
Depreciation:	195163
Depreciated Total:	434395

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	2	
Totals			
2	12	4	

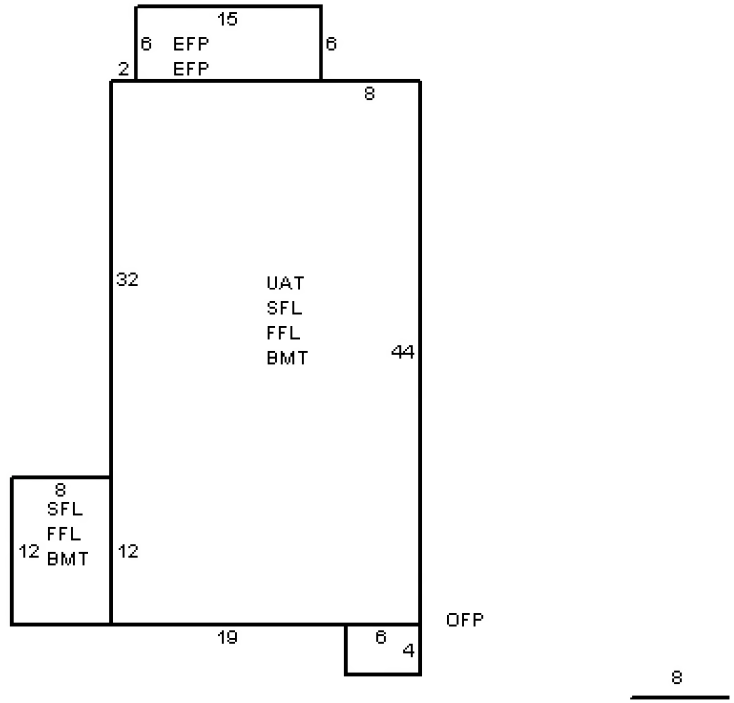
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	181.42
Special Features:	0	Val/Su Net:	106.81
Final Total:	434400	Val/Su SzAd	181.61

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,196	54.430	65,094
FFL	First Floor	1,196	181.420	216,980
SFL	Second Floor	1,196	181.420	216,980
UAT	Upper Attic	275	86.180	23,698
EFP	Enclos Porch	180	41.500	7,471
OFP	Open Porch	24	43.120	1,035

Net Sketched Area:	4,067			Total:	531,258
Size Ad	2392	Gross Are	4892	FinArea	2461

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	25	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

005.0-0001-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	